



2 Saxton Avenue, Wibsey, Bradford, BD6 3SW

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION. This beautifully presented THREE BEDROOM DORMER STYLE SEMI DETACHED HOME in Wibsey is ideal for both FIRST TIME BUYERS and those ready to take the NEXT STEP UP ON THE PROPERTY LADDER with a large range of amenities in close proximity and great commuter links. With MODERN INTERIORS, GENEROUS GARDENS AND NO ONWARD CHAIN, it combines everyday comfort with exciting future potential. Step inside this well maintained three bedroom home and discover a warm, welcoming atmosphere. The light filled lounge flows into a modern open plan dining kitchen fully equipped with integrated appliances and patio doors that open onto the outdoor entertaining area. Enjoy pleasant moments in the enclosed sun room or appreciate the stylish bespoke shower room with striking gold finishes. Upstairs, the three great sized bedrooms offer far reaching views. Outside, both the front and rear gardens extend the living space, perfect for gardening, relaxing or hosting friends and family. The driveway leads to a detached garage with ample space for cars and storage.

£239,000

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ENTRANCE HALLWAY

Stairs leading to the first floor, under stair cupboard and access to the shower room

LOUNGE 15'1" x 10'10" (4.6m x 3.3m)

Tastefully decorated with plenty of natural light. Feature fireplace houses gas fire and opening through to the dining kitchen.

DINING KITCHEN 17' x 7'4" (5.18m x 2.24m)

Modern kitchen with an array of wall and base units, worktops with splashback sink and drainer. Integrated appliances to include fridge freezer, oven hob and extractor. Plumbing for washer. Patio doors leading to a covered seating area and door leading to sun room.

SUN ROOM 5'1" x 5'7" (1.55m x 1.7m)

SHOWER ROOM

Bespoke recently installed shower room with gold finish.

FIRST FLOOR

BEDROOM ONE 13'8" x 10'7" (4.17m x 3.23m)

Far reaching views. Strip polished wood flooring

BEDROOM TWO 11'9" x 8'6" (3.58m x 2.6m)

Strip polished wood flooring

BEDROOM THREE 8'6" x 8' (2.6m x 2.44m)

Good size third bedroom.

OUTSIDE

Lots of outside space with gardens to the front, driveway and garage. The lovely rear gardens are an ideal space for entertaining with a covered seating kitchen area, decked seating, large lawns and mature shrubs.

PLEASE NOTE

Some items are for sale on separate negotiation. Please ask for more information

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

SWIFT MOVE INFORMATION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

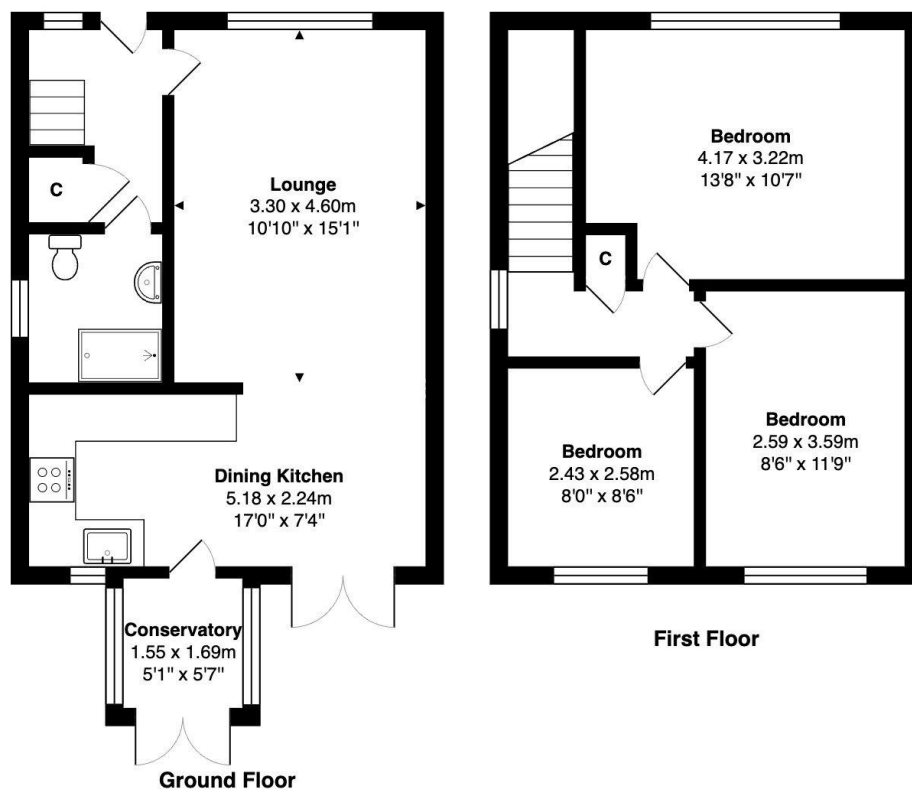
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 75.5 m² ... 813 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		
1-20	G		